

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE REPLIED AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

**WARNING TO CONTRACTOR:**  
CALL 1-800-344-8377 (DIG-TESS), 1-800-245-4545 (Texas One),  
1-800-669-8344 (Lonestar Notification) or other Utility Locating Services 7  
hours prior to construction activity. DUNAWAY ASSOC. L.P. is not responsible  
for knowing locations of all existing utilities or depicting exact locations of  
those utilities shown on any drawing.

**BENCHMARKS:**  
City of Bryan GPS Control Network  
Brass or aluminum disk set in concrete

**PRIMARY**  
Monument Number GPS-70  
Approximately 300 feet east of Manorwood and 9 feet north of Villa Maria Road  
Elevation ..... 339.80'

**SECONDARY #1**  
Monument Number GPS-72  
Approximately 0.15 miles west of Mary Branch School sign on the north side  
of Villa Maria Road  
Elevation ..... 281.78'

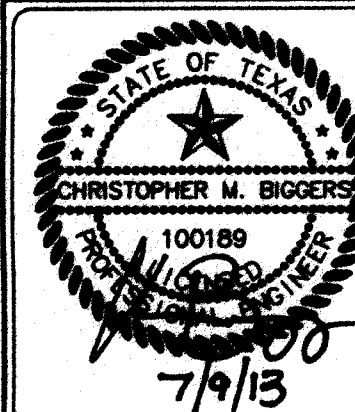
**SECONDARY #2**  
Monument Number GPS-71  
Approximately 0.25 miles west of F.M. 2818 and 22 feet north of Villa Maria Road  
Elevation ..... 331.13'

SITE ANALYSIS TABLE	
TOTAL SITE AREA	2.54 ACRES
BUILDING SIZE	14,490 S.F.
PARKING REQUIRED BY CITY	58 (4.0/1000 S.F.)
PARKING PROVIDED	82
ACCESSIBLE PARKING (REQUIRED / PROVIDED)	2 / 4
PROPOSED USE	BUSINESS
ZONING	PD-B (PLANNED DEVELOPMENT -BUSINESS)
PERVIOUS COVERAGE REQUIRED (FOR 110,655 S.F. LOT)	10%
PERVIOUS COVERAGE PROVIDED (FOR 110,655 S.F. LOT)	20%

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN. 18" WIDE 500 STRIP IS REQUIRED BEHIND ALL CONCRETE CURBS. REFERENCE SITEWORK SPECIFICATIONS.
5. ALL CURBED RADI ARE TO BE 10' UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
9. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "SITE SPECIFIC "SPECIFICATIONS".
11. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
12. REFER TO ARCH. PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
13. THE CONTRACTOR IS CAUTIONED THAT LOCAL CITY STANDARD DETAILS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD THEY BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.
14. PROPOSED AND EXISTING EASEMENTS ARE SHOWN ON UTILITY PLAN.
15. CONTRACTOR TO USE TYPE "B" CURB FOR CONCRETE PAVEMENT AND TYPE "D" CURB FOR LANDSCAPE ISLANDS. USE TYPE "G" MOUNTABLE CURB WHERE NOTED. SEE CURB DETAILS ON SITE DETAIL SHEET.
16. SEE SITE DETAILS FOR CONCRETE PAVEMENT JOINTING DETAILS.
17. ALL LIGHT STANDARDS TO BE 42' IN HEIGHT, UNLESS NOTED ON PLAN.
18. ALL SIGNAGE SHALL BE INSTALLED A MINIMUM OF 3 FEET FROM BACK OF CURB OR EDGE OF STRIPING, AND OUTSIDE OF ANY PROPOSED SIDEWALKS. SIGNAGE NOT CONTROLLED BY TRAFFIC SIGNALS SHALL BE INSTALLED PER DETAIL LOCATED IN THIS SET OF DOCUMENTS. ALL SIGNS SHALL FACE THE DIRECTION OF THE TRAFFIC IT IS INTENDED TO CONTROL AND SHALL BE PLACED AS NOT TO CREATE A VISUAL HAZARD FOR VEHICLE OR PEDESTRIAN TRAFFIC.
19. DEMOLITION/CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
20. THIS DEVELOPMENT WILL NOT BE MANUFACTURING AND/OR PREPARING FOOD ITEMS, TO PUBLIC/CUSTOMERS.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.
22. ALL SIGNAGE SHALL BE SEPARATELY PERMITTED BY THE CITY OF BRYAN.

**Lot No. 9**  
**Curry Market Place**  
**Bryan, Texas**

**BRYAN MARKET PLACE**



JOB No. **B000839.002**

DRAWN BY:

DESIGNED BY:

CHECKED BY:

CMI

QUALITY CONTROL:	DLC
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DATE: July 9, 2013

SCALE: 1" = 30'

SHEET:

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NOTE: CONSTRUCTION ACTIVITY FOR THIS SITE WILL BE CONDUCTED UNDER THE EXISTING SWPPP IN PLACE FOR THE OVERALL DEVELOPMENT ACTIVITIES.